



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exemption Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date 1/29/2014

Case No. 263-7-RC/SDA-14-ZBA

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd
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- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/> |
| | | \$ 75.00 Legal Notice <input checked="" type="checkbox"/> |
| | | \$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form |
| | <input checked="" type="checkbox"/> | Variance |
| | <input type="checkbox"/> | Special Exception |
| | <input type="checkbox"/> | Appeal |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Project Narrative |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. HOA Approval (<i>if applicable</i>) |

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- ☐ ☐ 9. Context or Locus Map (Show Surrounding Zoning Districts)
- ☐ ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- ☐ ☐ 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)
Up to four photos may be shown per 8 1/2" X 11" page size
 - a. Show all existing structures on site
- ☐ ☒ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)
- ☐ ☒ 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

- ☐ ☒ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 2. Elevations: Show all sides of building and indicate building heights
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 3. Floor Plans
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- ☐ ☐ 4. All drawings and any revised drawings must be submitted in PDF format
- ☐ ☐ 5. OTHER: _____
- ☐ ☐ 6. Your Appointment Date and Time for Submitting the Complete Application is:

Staff Signature

Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbrowders@barrington.nh.gov Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. _____

Project Name GIBB AUTO SALES

Location Address #1079 CALEF HIGHWAY

Map and Lot MAP 263 LOT 7

Zoning District (Include Overlay District if Applicable) REGIONAL COMMERCIAL (RC)
STRATIFIED DRIFT AQUIFER OVERLAY (SDA)

Property Details:

- ☐ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing
☒ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: AUTOMOBILE SALES

Number of Buildings: _____ Height: _____

Setbacks: Front SEE EXISTING CONDITIONS PLAN Back _____ Side _____ Side _____

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption for.

If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

ARTICLE 19 - APPENDIX - TABLE 1 - TABLE OF USES

Project Narrative: (Please type and attach a separate sheet of paper)

APPLICANT WISHES TO PERMIT AN AUTOMOBILE
SALES BUSINESS FROM W/IN THE SUBJECT PARCEL

Barrington Zoning Ordinance Requirements:

AUTOMOBILE SALES IS NOT A

USE DEFINED ON THE TABLE OF USES.

Request: (You may type and attach a separate sheet of paper)

WE REQUEST THAT THE ZBA CONSIDER GRANTING
A VARIANCE TO ALLOW AUTOMOBILE SALES FROM
W/IN THE SUBJECT PARCEL.

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

- ☐ 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

THE SPECIAL CONDITION THAT EXISTS IS THAT A HEAVY EQUIPMENT SALE & REPAIR DEALERSHIP IS LOCATED DIRECTLY ACROSS THE HIGHWAY.

- ☐ 2. Granting the variance would be consistent with the spirit of the Ordinance.

SIMILAR USES SUCH AS, SALE OF AUTOMOBILE PARTS & SUPPLIES, RETAIL USES, PRIVATE GARAGES, TRUCK TERMINALS & SERVICE FOR AUTOS & TRUCKS ARE LISTED PERMITTED USES W/ IN THIS ZONE.

- ☐ 3. Granting the variance will not result in diminution of surrounding property values.

IT IS OUR BELIEF THAT PROPERTY VALUES OF THE SURROUNDING COMMERCIAL PROPERTIES WILL NOT DECREASE IN VALUE DUE TO THIS PROPOSED USE.

- ☐ 4. Granting of the variance would do substantial justice.

THE GRANTING OF THIS VARIANCE WILL ALLOW THIS APPLICANT TO USE & ENJOY HIS PROPERTY IN THE SAME MANNER AS THE SURROUNDING PROPERTIES OF THE AREA.

- ☐ 5. Granting of the variance would not be contrary to the public interest.

THE ZONE, BEING RC, HAS MANY PERMITTED USES THAT ARE NOT CONSIDERED TO BE CONTRARY TO THE PUBLIC INTEREST, AND BEING SUCH A MINOR USE VARIATION NO CONTRADICTION EXISTS.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption complies by addressing the issues below.

- ☐ 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

- ☐ 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

- ☐ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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☐ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

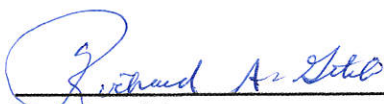
In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

- ☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- ☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- ☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- ☐ 4. Limitations on the number of occupants and methods and times of operation.
- ☐ 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- ☐ 6. Location and amount of parking and loading spaces in excess of existing standards.
- ☐ 7. Regulation of the number, size, and lighting of signs in excess of existing standards.


Signature of Applicant

1/28/14

Date


Signature of Owner

1/28/14

Date

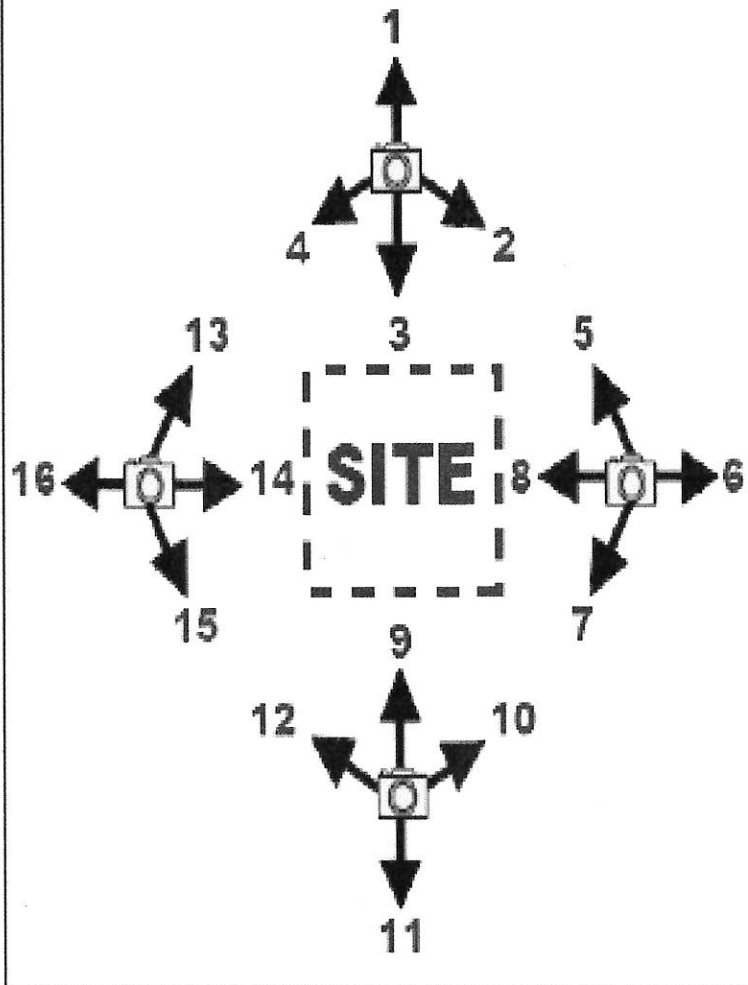
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SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



Narrative

Richard & Catherine Gibb
#71 Old Mill Road
Lee, NH 03824

January 29, 2014

Town of Barrington Planning Board
PO Box 660
#333 Calef Highway
Barrington, NH 03825

Re: Application for Variance from Article 19, Table of Uses.

Dear Board Members & Administrative Assistants,

It is the intention of the owner of record of the subject lot, identified as Tax Map 263 Lot 7 having a physical address of #1079 Calef Highway, to convert the existing building and developed area to accomodate an Automobile Sales business from within the subject lot. Automobile Sales is not a use listed on the Table of Uses, Article 19, of the Town of Barrington Zoning Ordinance. The applicant understands the required permitting process of Site Review, but has withheld having any particular site mapping pertaining to the new use application performed until the right of use is granted. Included in this submittal is a site plan that was part of previously approved Site Review by the Barrington Planning Board. This plan is for discussion and shows no proposed development for the Automobile Sales use. It is our position that we would first like to know if the variance for use will be granted prior to proceeding with engineered plans.

Thank you for your attention to this matter.

Richard Gibb

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LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

Date Prepared: January 28, 2014
Preparer: Jason Pohopek

Tax Map / Lot	Owner of Record & Mailing Address
LOCUS PARCEL	
Map 263 Lot 7	Richard & Catherine Gibb #71 Old Mill Road Lee, NH 03824

ABUTTING PROPERTY OWNERS

Map 263 Lot 10	Ambleside Park Inc. PO Box 93 Nottingham, NH 03290
Map 263 Lot 11	Town of Barrington PO Box 660 #333 Calef Highway Barrington, NH 03825
Map 263 Lot 13.1	Town of Barrington PO Box 660 #333 Calef Highway Barrington, NH 03825
Map 263 Lot 18	Liberty International Truck of Barrington #1400 So. Willow Street Manchester, NH 03101
Map 263 Lot 30	Peter C. Rhoades #1048 Calef Highway Barrington, NH 03825
Map 263 Lot 6	Wayne Noyes PO Box 471 Barrington, NH 03825

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Map 263 Lot 8

Bonnie & William Rollins
#31 New Town Plains Road
Barrington, NH 03825

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